

ODYSSEY

Prime Retail Opportunities



CBRE

STRATOSPHERE
PROPERTIES

ABOUT THE BUILDING

Where Retail Meets Community

3400 Tillicum presents an exceptional opportunity for occupiers to lease brand-new high-quality retail spaces within the Tillicum neighborhood of Saanich. The subject property is comprised of 6 stories with approximately 242 residential units situated over six commercial retail units. The commercial units have excellent frontage and exposure along Tillicum Road and Burnside Road West offering tenants a highly visible opportunity. Ample foot, vehicle, and transit traffic from Tillicum Centre across the street is an added benefit. Nearby amenities include Cineplex, Save-On-Foods, RONA, and Anytime Fitness.

Total Retail *15,341 SF*

Total Residential *242 units*

Estimated Delivery *Q4 2026*



Leasing Opportunities

OFFER
 UNDER NEGOTIATIONS/CONTRACT
 FIRM



BUILDING OVERVIEW

Available Area

UNIT 1:	LEASED
UNIT 2A:	LEASED
UNIT 2B:	LEASED
UNIT 2C:	1,136 SF
UNIT 2D:	1,196 SF
UNIT 3:	LEASED
UNIT 4:	1,888 SF
UNIT 5:	LEASED
UNIT 6:	2,102 SF

Parking

41 stalls dedicated to commercial units & visitors

Lease Rates

Contact Listing Agents

Zoning

C-2BW: Boleskine Whittier Commercial Apartment Zone

*Potential for commercial venting

Amenities

DINING

- 1 Montana's BBQ
- 2 Saigon Char-Broil
- 3 Edo Japan
- 4 Starbucks
- 5 Papa John's Pizza
- 6 A&W

HOME & GROCERY

- 1 Save-On-Foods
- 2 London Drugs

SHOPPING

- 1 Winners
- 2 Old Navy
- 3 Ardene

SERVICE

- 1 TD Bank
- 2 Anytime Fitness
- 3 GR Pearkes Recreation Centre
- 4 Greater Victoria Public Library
- 5 Shell

3400
Tillicum Road



DEMOGRAPHICS

Community Charm

The people - 1km radius



9,380

Population



3,611

Households



82.4%

Labour force participation



\$102,102

Avg. Household Income



48.8%

Of population between ages 20-44



19.8%

Education University Degree





Convenient Connection



 Bus Stop
  Bike Lanes





CBRE

For leasing opportunities

Jeff Lougheed

Vice President

jeff.lougheed@cbre.com

250 386 0001

Mitch Bryan

Associate

mitch.bryan@cbre.com

250 385 1225

STRATOSPHERE

PROPERTIES

CBRE Limited
800 Yates Street #110 | Victoria, BC
www.cbrevictoria.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.